085.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,500 / 910,500
					USE VALUE:	910,500 / 910,500
					ASSESSED:	910,500 / 910,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHN AMY
Owner 2:	
Owner 3:	
Street 1:	7 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEVY DAVID J & PERSIS B -
Owner 2:	-
Street 1:	7 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1883 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5021.000	511,100		399,400	910,500
Total Card	0.115	511,100		399,400	910,500
Total Parcel	0.115	511,100		399,400	910,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.43 /Parcel: 483.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53603

GIS Ref

GIS Ref

Insp Date 10/26/18

!6931!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	511,100	0	5,021.	399,400	910,500		Year end	12/23/2021
2021	101	FV	496,600	0	5,021.	399,400	896,000		Year End Roll	12/10/2020
2020	101	FV	474,600	0	5,021.	399,400	874,000	874,000	Year End Roll	12/18/2019
2019	101	FV	355,600	0	5,021.	393,700	749,300	749,300	Year End Roll	1/3/2019
2018	101	FV	355,600	0	5,021.	302,400	658,000	658,000	Year End Roll	12/20/2017
2017	101	FV	355,600	0	5,021.	285,300	640,900	640,900	Year End Roll	1/3/2017
2016	101	FV	355,600	0	5,021.	262,500	618,100	618,100	Year End	1/4/2016
2015	101	FV	331,100	0	5,021.	245,400	576,500	576,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:44:20

LAST REV

Date	Time
10/07/20	09:26:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY DAVID J &	73115-60	1	8/15/2019		1,100,000	No	No		
PEURA KENNETH C	31964-245		10/27/2000		340,000	No	No	4	
	10845-8		6/12/1965			No	No		N

USER DEFINED

Prior Id # 1:	53603
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2011	1590	Manual	28,400	C				CREATE ATTIC FINIS
2/22/2006	114	Renovate	5,000	C				remove rear door/r
5/8/2001	309	Addition	292,000	C				19X19 ADD-REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
6/6/2012	Info Fm Prmt	BR	B Rossignol
3/25/2009	Measured	372	PATRIOT
2/12/2001	MLS	MM	Mary M
3/30/2000	Inspected	263	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5021		Sq. Ft.	Site		0	70.	1.14	6									399,442						399,400	

Total AC/HA:	0.11527	Total SF/SM:	5021	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,442	Spl Credit		Total:	399,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24021924
Const Adj.:	1.04989493
Adj $ / SQ:	175.783
Other Features:	105661
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535733
Depreciation:	24644
Depreciated Total:	511090

COMMENTS

FOR SALE 861-8100.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	2001
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

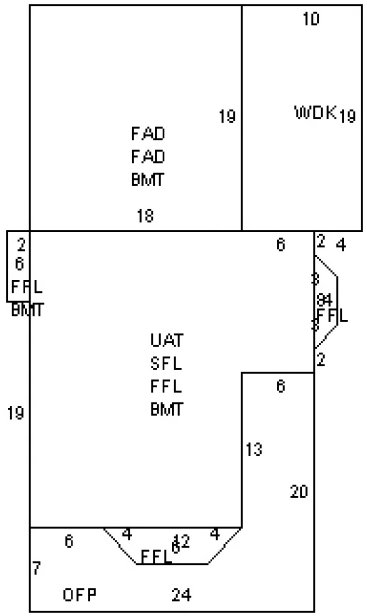
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.36
Special Features:	0	Val/Su Net:	159.97
Final Total:	511100	Val/Su SzAd	287.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	52.740	46,196
FAD	Addition	684	175.780	120,236
FFL	First Floor	573	175.780	100,724
SFL	Second Floor	522	175.780	91,759
OFP	Open Porch	219	25.230	5,526
WDK	Deck	190	11.830	2,247
UAT	Upper Attic	131	112.500	14,681

	Net Sketched Area:	3,195		Total:	381,369
Size Ad	1779	Gross Area	3586	FinArea	1883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	